096.0	0003	0003.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	923,300	/	923,300
USE VALUE:	923,300	/	923,300
ASSESSED:	923,300	/	923,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
152		CROSBY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SHAH DEEPA
Owner 2:	
Owner 3:	
Street 1:	152 CROSBY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ROSENBERG JASPER & ALANNA C -
Owner 2:	-
Street 1:	152 CROSBY ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,132 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1931, having primarily Clapboard Exterior and 2472 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6132.000	499,600	900	422,800	923,300
Total Card	0.141	499,600	900	422,800	923,300
Total Parcel	0.141	499,600	900	422,800	923,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 373.50 | /Parcel: 373.5

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 62853

GIS Ref

GIS Ref

Insp Date 10/29/18

!7859!

PREVIOUS ASSESSMENT

Parcel ID 096.0-0003-0003.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	499,000	900	6,132.	422,800	922,700	922,700	Year End Roll	12/18/2019
2019	101	FV	415,200	900	6,132.	422,800	838,900	838,900	Year End Roll	1/3/2019
2018	101	FV	415,200	900	6,132.	362,400	778,500	778,500	Year End Roll	12/20/2017
2017	101	FV	415,200	900	6,132.	338,200	754,300	754,300	Year End Roll	1/3/2017
2016	101	FV	415,200	900	6,132.	289,900	706,000	706,000	Year End	1/4/2016
2015	101	FV	337,800	1000	6,132.	259,700	598,500	598,500	Year End Roll	12/11/2014
2014	101	FV	337,800	1000	6,132.	240,400	579,200	579,200	Year End Roll	12/16/2013
2013	101	FV	337,800	1000	6,132.	229,200	568,000	568,000		12/13/2012

PRINT

Date	Time
12/10/20	22:27:48

LAST REV

Date	Time
12/07/20	12:09:35

mmcmakin

7859

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROSENBERG JASPE	76107-558	1	11/6/2020		1,150,000	No	No		
VAZ JEFFREY/VAZ	64305-228		9/30/2014		830,000	No	No		
MINASSIAN MARY	33240-1		7/12/2001		498,500	No	No		
	11465-246		1/26/1968			No	No		N

USER DEFINED

Prior Id # 1:	62853
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/6/2015	280	Heat App	20,000					
1/17/1997	26	Manual	7,766					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2018	Meas/Inspect	CC	Chris C
6/2/2009	Measured	189	PATRIOT
9/28/2001	MLS	MM	Mary M
11/12/1999	Inspected	256	PATRIOT
11/8/1999	Mailer Sent		
10/15/1999	Measured	256	PATRIOT
7/22/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6132		Sq. Ft.	Site		0	70.	0.98	4									422,771						422,800	

Total AC/HA: 0.14077 | Total SF/SM: 6132 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 422,771 | Spl Credit | Total: 422,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:	7 - Brick	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.21342564
Const Adj.:	1.07614231
Adj $ / SQ:	163.227
Other Features:	110117
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	613725
Depreciation:	114153
Depreciated Total:	499572

COMMENTS

4-15-2009 +193 SFT LAND FROM 96--3--2:BK 52577-PG383.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8			BRs: 4				Baths: 2		HB 1		

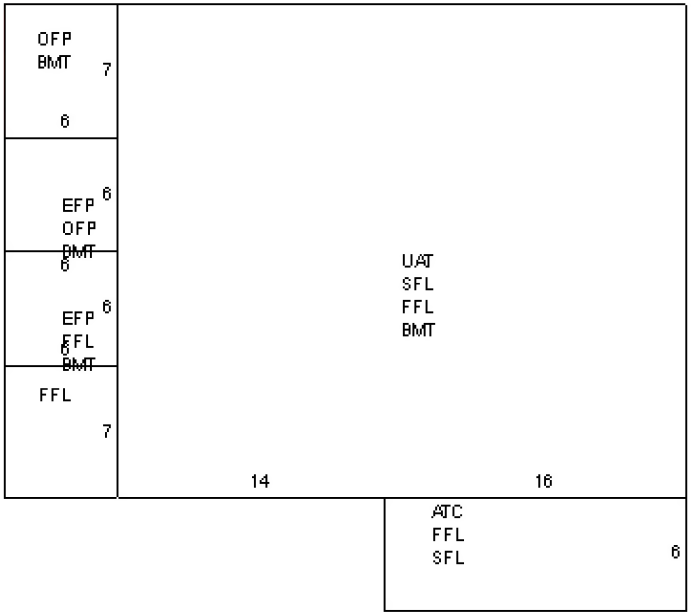
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	197.51
Special Features:	0	Val/Su Net:	161.01
Final Total:	499600	Val/Su SzAd	268.08

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	954	163.230	155,719
BMT	Basement	894	67.330	60,194
SFL	Second Floor	876	163.230	142,987
UAT	Upper Attic	195	125.690	24,509
OFP	Open Porch	78	40.520	3,161
EFP	Enclos Porch	72	69.990	5,039
ATC	Attic	34	163.230	5,484
	Net Sketched Area:	3,103	Total:	397,093
Size Ad	1863.6	Gross Are	3750	FinArea 2472

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50		
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 096.0-0003-0003.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	52X8	A	AV	1980	3.15	T	31.2	101			900			900

More:	N	Total Yard Items:	900	Total Special Featues:		Total:	900